

County of Placer
Planning Department
BOARD SUBMITTAL COVER SHEET

TO: Board of Supervisors

FROM: Fred Yeager, Planning Director

DATE: October 6, 2004

SUBJECT: Bickford Ranch Specific Plan, Development Agreement, Previously Certified Final Environmental Impact Report and current EIR Addendum (PDAG20040566)

SUMMARY:

The Planning Commission has recommended that the Board of Supervisors approve the proposed Bickford Ranch project subject to certain considerations.

CEQA COMPLIANCE:

A Final Environmental Impact Report (EIR) was certified as adequate and complete by the Board on December 18, 2001. An EIR Addendum has been prepared to consider any subsequent project changes, changed circumstances and new information. The previously - certified Bickford Ranch final EIR together with the EIR Addendum, must be considered by the Board. Recommended Findings for this purpose are attached.

BACKGROUND:

On September 23, 2004, the Planning Commission recommended approval (4:1) to the Board of the subject project which included the following actions:

- ◆ Consideration of the previously certified Final EIR and the EIR Addendum
- ◆ Approval of the Bickford Ranch Specific Plan, Design Guidelines, and Development Standards subject to certain recommended considerations.
- ◆ Approval of the Bickford Ranch Development Agreement
- ◆ Closure and partial abandonment of Clark Tunnel Road

The Bickford Ranch project is a large scale, mixed-use planned development including 1,880 residential units of varying densities and housing types, including an age-restricted component. The developer, Bickford Holdings LLC, Inc., also proposes to construct an 18 hole golf course with a driving range, 2 clubhouses, and 9.7 acres of retail/office uses. The project also includes two public park sites, a fire station, sheriff's service center, and a reserved elementary school site.

FISCAL IMPACT: The fiscal impact analysis prepared for the project concludes that the proposed project will produce positive fiscal results for Placer County.

RECOMMENDATION:

It is recommended the Board of Supervisors take the following actions:

1. Consider the previously certified Bickford Ranch Final EIR and the EIR Addendum pursuant to CEQA and the County's Environmental Review Ordinance by adopting the findings contained within the attached resolution.
2. Affirm the Planning Commission's recommendation and approve the proposed Specific Plan, Design Guidelines and Development Standards, as revised by adopting the attached Resolution and Ordinance.
3. Affirm the Planning Commission's recommendation and approve the proposed Development Agreement by adopting the attached ordinance.
4. Affirm the Planning Commission's recommendations pertaining to Clark Tunnel Road by adopting the attached resolutions.

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